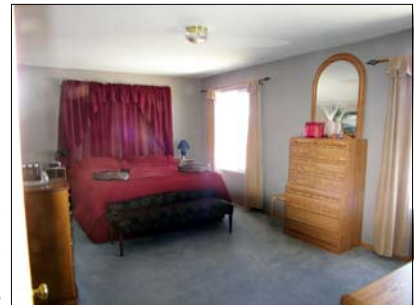


# Location-Location-Location!



WELCOME TO  
5413 MARABOU WAY  
COLORADO SPRINGS, CO 80911

**List Price:**  
**\$210,000**

**F**ully-finished 2-story home backing to wonderful Windmill Mesa 7+acre park! Terrific mountain views from your 20 x 16 wood deck! Popular "Charleston" floor plan offers good sized great room with wood burning fireplace, eat-in kitchen with bay window, wonderful pantry and all appliances stay including side x side refrigerator and space-saver microwave. Nice pass thru from kitchen to dining room. Upstairs offers master suite with cedar-lined walk-in closet and private bathroom with dual vanities and oval soaking tub. Secondary bedrooms are good size and one has a walk-in closet, plus enjoy convenient upper level laundry! Nice basement finish with permits and includes a recreation room with TV niche built-in, bedroom, good storage space and bathroom with step-in shower is near by! Additional highlights include: swamp cooler to stay cool this summer, fully landscaped with auto sprinkler system, keyless entry from garage, clothes washer and dryer are included, and security system in place. Easy access to Ft. Carson, Schriever or Peterson AFB! Plus close to schools! This is a must-see location! MLS# 545983. Call Jeanne @ (719) 440-2872!

**For more information or  
to arrange for a private tour call:**

**JEANNE GUISCHARD, QSC**  
**719-440-2872 or 719-268-4157**

**Take An Inside Visual Tour @**  
**[www.SteinTeam.com](http://www.SteinTeam.com)**

